

**CITY OF GROVE CITY, OHIO  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING**

**April 24, 2007**

The meeting was called to order at 1:32 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mayor Cheryl Grossman; Ms. Linda Swearingen; Mr. Marvin Holt; Mr. Dan Havener; and Ms. Julie Oyster. Others present: Kyle Rauch, Development and Planning Officer; Lt. Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the April 10, 2007 regular meeting. The minutes were unanimously approved.

Chair Holt noted the following changes to today's agenda: As requested by the applicant, Item #1 *First Baptist Church of Grove City – Development Plan* has been postponed to the May 8, 2007 regular meeting. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #1      First Baptist Church of Grove City – Development Plan      (Project ID# 200703200006)**  
**South Side of Orders Road (1600' west of Hoover Road/000 Orders Road)**

Applicant:      Ryan Badger, ADR & Associates, LTD., 88 West Church Street, Newark, Ohio 43055

Mr. Havener made a motion that First Baptist Church of Grove City – Development Plan be postponed to the May 8, 2007 regular meeting; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #2      Andrews Bay Photography – Certificate of Appropriateness      (Project ID# 200703230008)**  
**4086 Broadway**

Applicant:      Charles Hockenheimer, 4103 1<sup>st</sup> Street, Grove City, Ohio 43123

This application is proposing to modify the existing ground sign in front of The Sanctuary Tea Room located at 4086 Broadway. The sign structure's horizontal cross-member is to be replaced to accommodate two hanging signs. The existing hanging sign constructed of MDO board has an area of 14 square feet with 'Woodlawn Misty Morn' for the background and 'Welcoming Blue' for the text and graphics. The applicant has proposed to match the construction material; color schedule of the existing sign; and proposed to reduce the overall dimension of the sign to an area of 10-½ square feet to comply with code requirements.

Chair Holt noted that Mr. Hockenheimer was present and speaking for this item. Chair Holt then noted the following stipulations:

- The new horizontal cross-member shall be painted 'Welcoming Blue' to match the remainder of the sign's structure.
- The applicant shall add ground mounted light fixtures matching existing light fixtures to illuminate new sign panel.
- The applicant shall coordinate with the property owner to enhance required landscaping located at the base of the sign. Landscaping is to be in accordance to city code and is subject to the approval of the Urban Forester.
- The applicant shall revise the font of the proposed sign to be identical to that previously approved for The Sanctuary Tea Room.
- The arrow on the sign shall be outlined in 'Welcoming Blue' with the interior painted 'Woodlawn Misty Morn.' Text within the arrow is to be painted 'Welcoming Blue.'

- The sign shall be enlarged to match the size of the current sign; therefore Planning Commission approves the variance for an additional three and one half (3 ½) square feet of signage to equal the size of Tea Room sign.

Mr. Havener made a motion that Andrews Bay Photography – Certificate of Appropriateness be approved with the stipulations as noted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #3      Henceroth Park – Zoning Change      (Project ID# 200704020009)**  
**2275 Holton Road**

Applicant:      Jason Shamblin, City of Grove City Parks and Recreation, 4035 Broadway, Grove City, Ohio 43123

This application pertains to the rezoning of 21.39 acres located on the south side of Mallow Lane, approximately 160 feet east of Meadow Grove Lane from R-1 to Community Facility (CF) with an intended use as a public park. Per code an area development plan is required to be submitted for land proposed to be rezoned into the CF District and a conceptual plan has been submitted for review as part of this application. The plan denotes areas of the park designated for walking trails; baseball, soccer and multiple use fields; playground and shelter structures as well as a land lab within the existing wooded area with two (2) parking lots located adjacent to Mallow Lane.

Mr. Shamblin addressed the commission and stated the design of the park will most likely change to more of a passive park following comments generated during a public meeting and additional acreage being added to the park since the completion of the plan before commission.

Chair Holt noted that Mr. Shamblin was present and speaking for this item. Chair Holt then noted the following comment:

- The applicant shall comply with all parking, landscaping and signage requirements of the Zoning Code.

Ms. Swearingen made a motion that Henceroth Park – Zoning Change be recommended for approval to City Council as submitted; seconded by Ms. Oyster. Mayor Grossman abstained from voting. The motion was approved by the majority.

Having no further business, Chair Holt adjourned the meeting at 1:58 p.m.

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Jenifer Pfeiffer, Secretary

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Marv Holt, Chair